

DEPARTMENT OF DEFENSE  
DEPARTMENT OF THE NAVY

FINDING OF NO SIGNIFICANT IMPACT FOR THE  
PROPOSED NAVY LODGE COMPLEX EXPANSION AT  
NAVAL AIR STATION NORTH ISLAND, CORONADO, CALIFORNIA

Pursuant to the Council on Environmental Quality (CEQ) regulations (40 Code of Federal Regulations (CFR) §§ 1500-1508) implementing the procedural provisions of the National Environmental Policy Act (NEPA), and the U.S. Navy Procedures for Implementing NEPA (32 CFR 775), as described in Operational Navy Instruction (OPNAVINST) 5090.1B, the Department of the Navy gives notice that an Environmental Assessment (EA) has been prepared and that an Environmental Impact Statement (EIS) will not be prepared for the proposed Navy Lodge Complex expansion at Naval Air Station North Island (NASNI), Coronado, California.

**Proposed Action:**

**Navy Lodge Construction**

The expansion of the Navy Lodge includes construction of six 2-story residential buildings; a reception/lobby building; three parking lots (300 spaces, 120 spaces, 100 spaces); and 10 duplex beach cottages.

These buildings would be constructed on previously developed areas, a short distance away from the edge of the beach sand, roughly perpendicular to the beach. They would be connected to the parking lots via a walkway. The reception/lobby building would also be constructed on previously disturbed areas, along the edge of the beach sand between two of the new residential buildings (Buildings 3 and 4). A café with steps leading to the boardwalk and the beach itself would front this building.

The proposed expansion of the Navy Lodge Complex would include construction of up to 10 cottages as single-family duplexes (20 units total). The estimated sizes of these cottages are 69.7 to 83.6 square meters (750 to 900 square feet) per unit. Each unit would have two bedrooms, a living area, a kitchen, a bath, and other amenities.

A 300-space paved parking lot would be constructed along the south side of Rogers Road. A separate, 120-space paved parking lot would be located approximately 123 meters (400 feet) to the east and would be connected by a 6.1-meter-wide (20 feet) road. This space would provide access to the easternmost residential building of the Navy Lodge, as well as the cottages. Additionally, a 100-space parking lot would be constructed west of the 300-space parking lot.

New drainage control devices would be installed to ensure that surface runoff is collected properly and carried off-site into a storm drain. The planned improvements to the drainage system and construction measures would accommodate the runoff without significant impacts.

#### **Recreational Facility Construction and Landscaping**

The proposed expansion of the Navy Lodge Complex would result in the construction and renovation of a variety of hotel-related services as well as installation of landscaping. This would include construction of up to four tennis courts in the main parking lot, a splash pool, a kid's court and quiet court, and a playground. It would also involve renovations to the family swimming pool. Landscaping would include a boardwalk across the front (beach side) of the facility, flower gardens, shrub and tree screening, and walkways connecting the buildings.

#### **Dining and Conference Facility Construction and Renovation**

The proposed expansion of the Navy Lodge Complex would result in the construction of a new casual restaurant and the renovation of the Island Club restaurant. The casual restaurant would be approximately 1,672 square meters (18,000 square feet) and would seat 100 to 150 people. Building 872 would be demolished to allow for construction of the casual dining restaurant. The Island Club restaurant, which is co-located with the conference center facilities, would be renovated. It would be improved to approximately 8,876 square meters (29,121 square feet) and would seat an additional 150 people and include a multipurpose room that could be divided into smaller rooms. The existing footprint of the Island Club would remain the same. As part of the Proposed Action, traffic would be redirected to the northern unnamed road and the existing road portion bisecting the Island Club and Navy Lodge

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would be gated at both ends and used only for Weapons Department traffic. This would force traffic away from the heart of the Navy Lodge Complex and around the Island Club restaurant and conference center.

### Demolition Plans

Four buildings would be demolished in the current Navy Lodge Complex: buildings 1400 and 1401 (the older Navy Lodge buildings), building 710 (the Navy Band building) and building 872 (weapons department). Buildings 710 and 872 will be evaluated in the future for whether they are eligible for listing in the NRHP.

### Phase I Components

Phase I, due to begin in early 2006, would construct three or four 2-story lodge buildings, creating up to 200 new rooms, 10 cottages as single-family duplexes (20 units total) and a 200-car parking lot adjacent to the new lodge facilities. Buildings 1400 and 1401, the older lodge buildings consisting of 45 rooms each, will be demolished. Phase I is anticipated to take two years to complete. There will be up to four phases of construction for this project.

**Existing Conditions:** Naval Air Station North Island (NASNI) is located at the northern end of the Silver Strand Peninsula in both the city of Coronado and the city of San Diego, across San Diego Bay from downtown San Diego. The existing Navy Lodge complex is located on the southern boundary of NASNI between the airfield and the Sea 'N Air Golf Course, in close proximity to the beach. The existing Navy Lodge facilities are incapable of supporting the high demand for temporary berthing needs.

The Navy Lodge Complex currently consists of 190 units/rooms and includes buildings 1400 and 1401 (older Navy Lodge buildings), 872 (Weapons Department) and 710 (Navy Band building), the Island Club conference room and ballrooms, the Breakers Beach Cafe, parking lots accommodating a total of 240 spaces, an existing pool with cabanas and several smaller structures all in close proximity to the beach, and within the coastal zone.

Two prehistoric archaeological sites CA-SDI-14, 261 and CA-SDI-14, 415 are located within the project Area of Potential Effect (APE). Both of these sites were previously evaluated and recommended as

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eligible for the National Register of Historic Places (NRHP). Eighteen buildings/structures are within the APE. Eleven of these (X, 522, 523, 578, 579, 764, 799, 1400, 1401, 1402, and 1403) were previously evaluated and found to be not eligible for the NRHP or were excluded from the North Island National Register districts. The remaining seven (666, 709, 710, 872, 1401A, 1401B, and 1545) within the APE would be evaluated, and if found to be significant, effects on these would be addressed under the existing San Diego Metro Area Programmatic Agreement. Existing biological resources located in proximity to the Navy Lodge Complex include the Western Snowy Plover, California Least Tern, the California Brown Pelican, and a Burrowing Owl mitigation site.

**Alternatives Analyzed:** Alternative 2 would be very similar to the Proposed Action; however, instead of six 2-story buildings, there would be three 4-story buildings. The number of lodge units, duplex cottages, and parking spaces would remain the same as for the Proposed Action; however, the 300-space parking lot would have 350 spaces and the 100-space lot would only have 50 spaces. This alternative would construct the proposed improvements to the Navy Lodge Complex in a similar footprint. The reception building, cottages, and renovations to the Island Club would be similar to the Proposed Action.

Under the No-Action Alternative, the Navy Lodge Complex would not be expanded. The No-Action Alternative would not meet the purpose and need for the Proposed Action.

**Environmental Effects:** The EA describes and evaluates the potential effects of the Proposed Action upon the environment. A full range of environmental issues was evaluated. Formal consultation with the U.S. Fish and Wildlife Service (FWS) concluded with a Biological Opinion dated 20 July 2005. FWS reviewed the status of the western snowy plover (*Charadrius alexandrinus nivosus*), California least tern (*Sterna antillarum browni*), and California brown pelican (*Pelecanus occidentalis californicus*); the environmental baseline; and the effects of the Proposed Action. FWS concluded that the Proposed Action would not adversely affect the California least tern and California brown pelican and is not likely to jeopardize the continued existence of the western snowy plover. The FWS stated that there might be

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indirect effects to the western snowy plover and anticipates potential harassment to three pair of western snowy plover as a result of this action. In addition the FWS provided reasonable and prudent measures to minimize impacts to the western snowy plover. However, with the implementation of appropriate conservation, minimization, and impact avoidance measures, as outlined in this EA and in the FWS Biological Opinion for the Proposed Action, no significant impacts to the continued existence of these species would be expected.

There will be no significant impacts to surface, ground, or potable waters. The California State Historic Preservation Office has concurred that the Proposed Action will not have an adverse affect on historic properties. Eighteen buildings/structures are within the APE. Eleven of these (X, 522, 523, 578, 579, 764, 799, 1400, 1401, 1402, and 1403) were previously evaluated and found to be not eligible for the NRHP or were excluded from the North Island National Register districts. The remaining seven (666, 709, 710, 872, 1401A, 1401B, and 1545) within the APE would be evaluated, and if found to be significant, effects on these would be addressed under the existing San Diego Metro Area Programmatic Agreement. The Proposed Action would occur in the San Diego Air Basin, which has been classified as a maintenance area for ozone and carbon monoxide. The estimated particulate matter less than 10 microns construction emissions and the annual operations emissions would be less than 3 percent of the thresholds. There would be no significant impact. The total emissions for the analysis are also compared to the area's annual emissions forecast, and it is shown that the project-related emissions would be much less than 10 percent of the area emissions. The Proposed Action conforms to the State Implementation Plan, and a formal conformity determination is not required. A Record of Nonapplicability has been prepared, as prescribed by Navy policy.

There will be no significant impacts from noise generated by construction equipment of the operation of the Proposed Action. There will be no significant impacts to utilities or transportation. There will be no significant impacts to land use or safety and environmental health. A site approval process was conducted to evaluate conflicts between the use of the proposed site and proposed and existing development, underground storage

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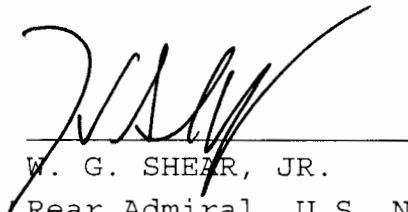
tanks, hazardous material sites, and military operations, training, and support.

There will not be any disproportionate and adverse human health or environmental effects from the Proposed Action on minority and low-income populations.

**Finding:** Based on information gathered during preparation of the EA, the Navy finds that implementation of the Proposed Action will not have a significant impact on human health or the natural environment

The EA prepared by the Navy addressing this action may be obtained from Commander, Naval Facilities Engineering Command Southwest, 2585 Callagan Highway, Building 99, San Diego, CA 92136-5198. Attn: Mike Petersen, (ROPMB.MP), Phone (619) 556-7315.

1/31/06  
Date

  
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